

**TRANSFER
TAX
PAID**

Doc # 2004010172
Book 7900 Page 0141

WARRANTY DEED

41-84-1

KNOW ALL MEN BY THESE PRESENTS, that **JOEY P. JOSEPH**, of Fairfield, County of Somerset and State of Maine in consideration of one dollar and other valuable consideration paid by **CENTENNIAL COMPANY, L.L.C.**, of Waterville, County of Kennebec and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Centennial Company, L.L.C., its successors and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Lots 1 and 3 as shown on a revised plan entitled "Amendment of Final Plan of Penny Hill Park Subdivision" recorded in the Kennebec County Registry of Deeds in Plan Book E-97-123, together with all conditions, restrictions and notes contained on said Plan, subject to a potential easement for sewer and water as shown on said Plan, and a 15 foot easement for utilities shown on said Plan over that easement entitled CENTURY DRIVE (30 foot listed private road), as shown on said Plan. Also, included in this conveyance are all rights acquired by the Grantor herein by virtue of an Easement Deed dated November 14, 2000 and recorded in Kennebec County Registry of Deeds in Book 6357, Page 308.

The premises herein conveyed are subject to all utility easements and other easements and rights which are shown on the above-referenced Plan. The premises herein conveyed are also subject to a five (5) foot wide storm water drainage easement running alongside said Century Drive. Said storm water drainage easement to be maintained as outlined in the Declaration of Covenants and Restrictions for Penny Hill Park, which is recorded in the Kennebec County Registry of deeds in Book 5275, Page 138 and this conveyance is made subject to by reference herein.

This conveyance is made subject to those covenants and restrictions set forth in the Declaration of Covenants and Restrictions dated November 20, 1996, and recorded in the Kennebec County Registry of Deeds in Book 5275, Page 138, and those covenants and restrictions set forth in the First Amended and Restated Declaration of Covenants and Restrictions dated May 30, 1997, recorded with the Kennebec County Registry of Deeds in Book 5369, Page 98. This conveyance is also subject to an easement granted to R.M.T. Realty Corp. dated November 20, 2000 and recorded in Kennebec County Registry of Deeds in Book 6357, Page 305.

MEANING AND INTENDING to convey the same premises as conveyed to Joey Joseph by Warranty Deed of Union/Front Corp. dated August 1, 1997, and recorded in the Kennebec County Registry of Deeds in Book 5417, Page 5.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Centennial Company, L.L.C., its successors and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantees, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Centennial Company, L.L.C., its successors and assigns forever, against the lawful claims and demands of all persons.

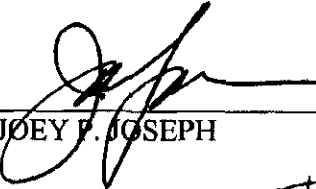
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IN WITNESS WHEREOF, I, the said Joey P. Joseph have hereunto set my hand and seal this ^{5th} 9th day of April, 2004.

Signed, Sealed and Delivered
in presence of





JOEY P. JOSEPH

STATE OF MAINE
KENNEBEC COUNTY, ss.

^{5th}
April 9, 2004

Personally appeared the above named **Joey P. Joseph** and acknowledged the foregoing instrument to be his free act and deed.

Before me



Notary Public/Attorney at Law

Printed Name

MARK J. NALE
Notary Public, Maine
My Commission Expires November 8, 2010

Received Kennebec SS.
04/14/2004 8:48AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS